




**VIEW PROPERTY VIDEO**

 Namesake Road  
Duncan, SC 29334

Campbell Lewis, SIOR  
Senior Vice President  
+1 864 527 6041  
campbell.lewis@cbre.com

Marcus Cornelius, SIOR  
Senior Vice President  
+1 864 527 6081  
marcus.cornelius@cbre.com



# Master Site Plan



## Pad 5

For Sale or BTS

Pad ready with all utilities available

Can accommodate up to 60,000 SF facility or additional trailer storage

# Pad 5 Conceptual Layouts

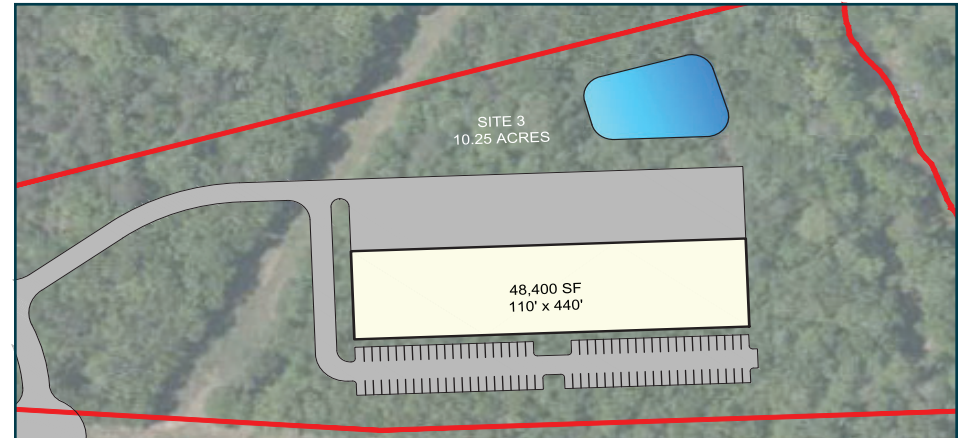
## Concept 1 - Single Building Perpendicular to I-85

Building Size:	60,000 SF
Building Dimensions:	300' x 200'
Load Type:	Rear Load



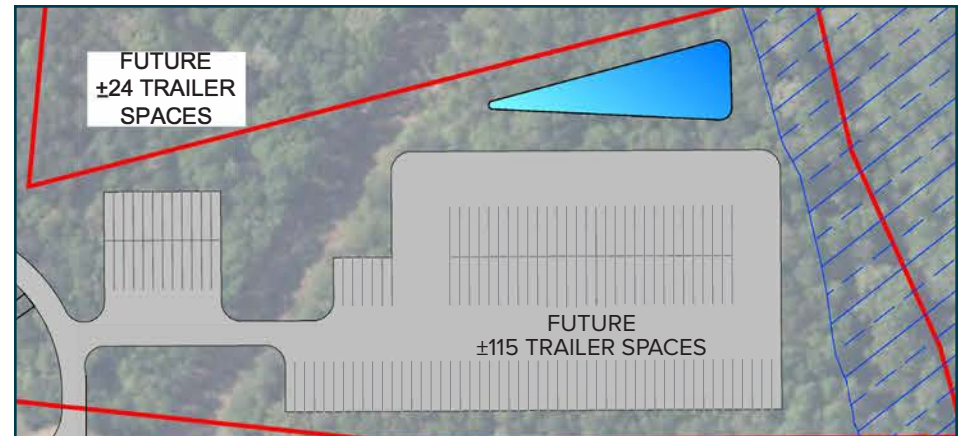
## Concept 2 - Single Building Parallel to I-85

Building Size:	48,400 SF
Building Dimensions:	440' x 110'
Load Type:	Rear Load



## Concept 3 - Trailer Storage

Future Trailer Spaces	±139
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*\*For illustrative purposes only*



# Location Features



## STRATEGIC LOCATION:

Duncan Logistics Center is conveniently located in the heart of Spartanburg West, between Greenville and Spartanburg. With immediate access to I-85 and 7 miles from I-26, the park is easily tied to the Atlanta and Charlotte markets, at 163 miles and 74 miles away respectively. The site is also 7 miles from the Greer Inland Port, 207 miles from the Port of Charleston and 251 miles from the Port of Savannah.



LOCATION	DISTANCE	DRIVE TIME
I-85	0.5 Miles	5 Minutes
BMW	4 Miles	11 Minutes
I-26	7 Miles	20 Minutes
SC Inland Port	7 Miles	15 Minutes
GSP Airport	8 Miles	13 Minutes
Downtown Spartanburg	11 Miles	25 Minutes
Downtown Greenville	19 Miles	29 Minutes
CLT Airport	74 Miles	75 Minutes
Downtown Atlanta	163 Miles	159 Minutes
Port of Charleston	207 Miles	191 Minutes
Port of Savannah	251 Miles	227 Minutes

Users In Market

1.

Michelin (Pelham)

2.

GE

3.

Senator International

4.

Global Automotive Partners

5.

US Lumber

6.

Fresenius Kabi

7.

TAGG Holdco

8.

Kenco Logistics Services

9.

Airsys

10.

Benore Logistics Systems

11.

TVH Americas

12.

Michelin DC

13.

Bosch

14.

IEWC

15.

C H Mueller

16.

Plastic Omnium

17.

Lowes

18.

Mingua

19.

Refresco

20.

TTI

21.

Protrans

22.

Lear

23.

Eaton Corporation

24.

AFL

25.

Perrigo

26.

Timken

27.

Wabtec Passenger Transit

28.

Sealed Air

29.

ZF Chassis Systems

30.

Plastic Omnium

31.

Benteler

32.

Draxlmaier

33.

Fehrer

34.

Pacorini

35.

CNC Cabinetry

36.

Adidas

37.

Amazon Fulfillment

38.

Michelin

39.

Keurig

40.

Magna

41.

Toray

42.

Ritrama

43.

Sterling

44.

Kobelco

Major Infrastructure

1.

Inland Port Greer

2.

GSP

3.

BMW

Fulfillment

1.

UPS Pelham

2.

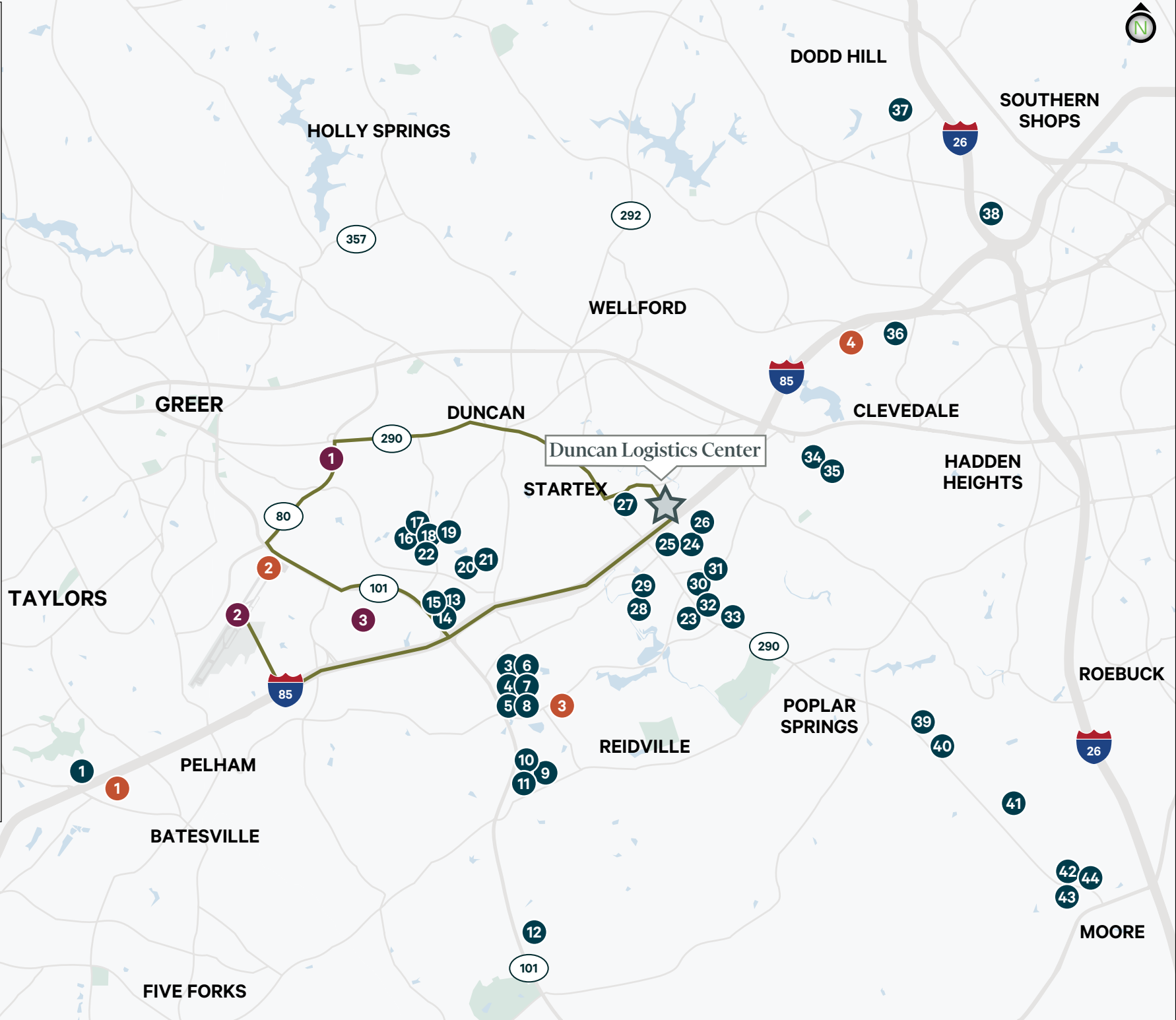
FedEx Air Freight

3.

FedEx Freight

4.

FedEx Ground





# Drive Time Map

Two Day Truck  
Service Reaches

75%

of the  
U.S. Population



## Major Rail Lines Available

Norfolk Southern  
CSX



50+ Daily departures to  
22 Nonstop destinations



\$63.4B Economic Impact

100 Foreign Ports Served

100M Consumers Live Within  
500 Mile Radius



## About Rockefeller Group

Rockefeller Group is a leading U.S. real estate developer, owner and operator, dedicated to excellence in the built environment. The company has been known for nearly a century for projects that anticipate demand, transform skylines and improve lives, while creating economic and civic value. Our properties and developments promote growth and renewal in cities, neighborhoods and communities, delivering exceptional experiences and performance at home and at work. The Foreign Trade Zone Services division adds additional expertise in assisting companies to become involved with the US Foreign-Trade Zones Program.

The company currently has six million square feet of industrial under development across 16 projects with more than 38 industrial projects completed.

[Click here to learn more about Rockefeller Group](#)

1271 Avenue of the Americas, 24th Floor, New York, NY



## Contact Us

### **Campbell Lewis, SIOR**

Senior Vice President

+1 864 527 6041

[campbell.lewis@cbre.com](mailto:campbell.lewis@cbre.com)

### **Marcus Cornelius, SIOR**

Senior Vice President

+1 864 527 6081

[marcus.cornelius@cbre.com](mailto:marcus.cornelius@cbre.com)

### **CBRE Greenville**

355 S. Main Street

Suite 701

Greenville, SC 29601

**ROCKEFELLER  
GROUP**

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